

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 14149, of the President and Directors of Georgetown College, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.46 for further processing under the Georgetown University Campus Plan to permit the construction of a University Center in an R-3 District at premises 3800 Reservoir Road, N.W., (Square 3121, Lot 1).

HEARING DATE: June 27, 1984

DECISION DATE: June 27, 1984 (Bench Decision)

DISPOSITION: The Board GRANTED the application by a vote of 3-0 (William F. McIntosh, Walter B. Lewis, and Charles R. Norris to grant; Douglas J. Patton and Carrie L. Thornhill not voting, not having heard the case.)

FINAL DATE OF ORDER: August 27, 1984

ORDER

By letter dated February 27, 1985, counsel for the applicant filed a timely request for Board approval of modifications to the plans approved by the Board in Order No. 14149, dated August 27, 1984. The subject application was granted by a vote of three to zero. Subsequent to the issuance of Order No. 14149, the Zoning Commission member who participated in the Board hearing and decision on the subject application resigned as a member of the Zoning Commission and, therefore, was ineligible to participate in the Board consideration of the requested modification of plans. Section 503.6 of the Supplemental Rules of Practice and Procedure before the Board of Zoning Adjustment provides that:

No member shall vote on any post-hearing motion unless the member participated in and voted on the original decision, or the member read the transcript of the hearings and reviewed the record.

Both of the Board members that did not participate in the original hearing and decision were furnished with copies of the transcript and record in the subject application and reviewed those materials prior to consideration of the request for modification of plans as required by Section 503.6 of the Rules.

BZA Order No. 14149, dated August 27, 1984, granted special exception relief for further processing under the Georgetown University Campus Plan to permit the construction of a University Center. The applicant is requesting permission to modify the plans approved in the order dated August 27, 1984, and marked as Exhibit No. 21A of the record. The proposed modifications involve a shift in the location of two theaters and a slight increase in theater support space. The proposed modifications are a result of programmatic refinement, adjustment of architectural design features, and accommodation of mechanical support systems. The existing location conflicts with the architectural scale of adjacent buildings and with the pedestrian circulation patterns of the University Center. The proposed location at the southwest corner of the building is further removed from the residential area. The proposed modifications will not result in an increase in the number of seats provided in the two theaters nor in the number of visitors to the University Center.

The proposed modifications conform to Alternative I of the approved Campus Plan. The building will be constructed at the site shown on the plan and will be slightly below the permitted height and bulk for the project. The plan permits the University Center to contain 349,825 square feet of gross floor area. The plans approved by the Order dated August 27, 1984, contained 302,823 square feet. The proposed plans contain 318,447 square feet.

The programmatic refinements leading to the proposed modification of plans have resulted in a reduction in the size of the building footprint, by relocating support space and eliminating protruding bays and stairways.

The Board concludes that the proposed modifications of the plans previously approved by the Board make no substantial changes in the size, shape or configuration of the project. The increase in gross floor area does not exceed that permitted under the existing campus plan. The material facts relied upon by the Board relative to the original application are unaffected by the proposed modification of plans.


The Board concludes that the proposed modifications are generally cosmetic in nature. No additional relief is required. It is, therefore ORDERED that the modification of plans is APPROVED and that the plans marked as Exhibit No. 29A of the record shall be substituted for those plans originally approved by the Board and marked as Exhibit No. 21A of the record. In all other respects, the Board's Order dated August 27, 1984, shall remain in full force and effect.

Decision Date: March 6, 1985

VOTE: 3-0 (William F. McIntosh, Carrie L. Thornhill and
Douglas J. Patton to approve the modification;
Charles R. Norris not present, not voting; Walter
B. Lewis not voting).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:


STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 29 MAY 1985

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS, "NO
DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN
DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL
RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING
ADJUSTMENT."

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